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City of South Jordan

Building Department Commercial plan review requirements

When submitting plans for review these requirements need to be met.

1. Three Complete sets of plans including electrical, mechanical, and plumbing and structural if necessary.
  - a. Electrical plans need a fixture schedule, lighting with emergency lighting and exit lighting, panel size and location, bonding & grounding schematic, and specs for any equipment that might be necessary to project.
  - b. Mechanical plans need load calcs, duct design and duct sizing and type, size and style of defuses, return air and any required ventilation that the project might require, i.e. hair salons, nail salons, restaurant kitchens, med gas closets etc. Equipment sizes and locations.
  - c. Plumbing plans need to include isometric of plumbing design, with a water design criteria, fixture unit calcs, list of fixtures including drinking fountains and service sink location. Drains and trap primer locations. A gas line diagram showing gas meter size, pipe size, length of runs, if required a MP regulator detail that meet the IFGC section 410, and the cubic feet of gas per hour required by the equipment.
2. Architectural plans need to include floor plans showing:
  - a. Fire-wall or fire-rated walls distinctly identified.
  - b. The path of egress if needed, to show code compliance.
  - c. Details showing how roof deflection, if required will be dealt with, wall bracing will be dealt with; this includes how it will be secured to structure.
  - d. Location of roof access, if required, to access equipment.
  - e. If applicable the plan to show Med-gas closet details showing compliance with the IFC section 3006 for doors sprinklers and fire-rated assembly for containment, and that ventilation requirements are met i.e. 6" up and 6" down for vents.
3. Who will be the MED-GAS certification company and inspector, with no association with any other aspect of the project.
4. If applicable, a site plan showing utilities, sizes and locations i.e. sewer, water, irrigation, gas and electrical unless project is a tenant finish.
5. Structural plans to show continuous footings.
6. A soils report that is current for project unless project is a tenant finish.
7. If applicable the name of the special inspection contractor that has been picked by the owner or design professional. We also require an additional set of structural of plans stamped and approved by city for the special inspection contractor when special inspections are called for.
8. A complete com-check for project that has been signed by the person that compiled the document. Res-check if project is an R-occ., Comm-check if commercial, Or if the designer is going to use ASHRAE 90 then documentation, load calcs and design criteria that show compliance with ASHRAE 90
9. Before permit will be processed you will also have to provide:
  - a. List of major contractors
  - b. An valuation
  - c. A special inspection contractor agreement and understanding of the City of South Jordan's requirements of special inspections process.
  - d. If applicable a nationally recognized certification of the structural steel fabricator.
10. Plans not picked up and paid for with in 30 days will have to be billed and then re-submitted again for approval. Plans not picked up and paid for when ready will be required to meet the codes that are applicable when plans are paid for